

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2001

DRAFT

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: IowaCityHousingAuthority(ICA)

PHANumber: IA022

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: *The Iowa City Housing Authority will help improve the quality of life for those who serve and will act as a community leader on affordable housing by providing information and education, housing assistance, and public and private partnership opportunities.*

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

The measure(s) of success for reaching each goal/objective is referenced below the stated objective and is supported by one or more of the following documents:

1.Public Housing Assessment System (PHAS)

PHAS evaluates a PHA by assessing the following: (a) the physical condition of the PHA properties; (b) the PHA's financial condition; (c) the PHA's management operations; and (d) the resident assessment of the PHA's performance.

2.Section 8 Management Assessment Program (SEMAP)

SEMAP evaluates the management performance of the Section 8 Program by assessing the following: (a) compliance with policies for selecting from the waiting list; (b) reasonableness of rents; (c) when determining adjusted income, is information properly verified and documented; (d) is the utility allowances schedule up-to-date; (e) are a certain number of HQS re-inspections done to ensure quality control; (f) is the timely correction of HQS deficiencies being enforced; (g) are actions being taken to encourage housing opportunities outside areas of poverty and minority concentration; (h) Fair Market Rent limit and Payment Standard; (i) are annual reexaminations done for all participants; (j) are tenant rent calculations correct; (k) does each unit pass HQS inspection before the beginning date of the assisted lease and contract; (l) are all units

inspected annually; (m) is the lease -uprate for the fiscal year being met; (n) are families being enrolled in the Family Self Sufficiency (FSS) as required.

3. The Annual Plan

The Annual Plan is required by Housing and Urban Development (HUD) and is required to be updated annually. The Annual Plan provides details about the agency's immediate operations, program participants, programs and services, and the agency's strategy for handling operational concerns, resident's concerns and needs, programs and services for the upcoming fiscal year.

4. Section 8 Administrative Plan

The Section 8 Administrative Plan is required by Housing and Urban Development (HUD). The Section 8 Administrative Plan defines the Iowa City Housing Authority's policies for the operation of the Section 8 Program, incorporating Federal, State and local law.

5. Admissions and Continued Occupancy Policy

The Admissions and Continued Occupancy Policy is required by Housing and Urban Development (HUD). The Admissions and Continued Occupancy Policy defines the Iowa City Housing Authority's policies for the operation of the Public Housing Program, incorporating Federal, State and local law.

6. CITY STEPS 2001 -2006

CITY STEPS is the City of Iowa City's consolidated plan as required by Housing and Urban Development (HUD). CITY STEPS defines policies and strategies for providing assistance to Iowa City's low -income population over a period of five years.

7. Family Self Sufficiency Program (FSS)

The Family Self Sufficiency Program is funded by Housing and Urban Development (HUD). The Family Self Sufficiency Program promotes self -sufficiency and asset development by providing supportive services to improve participants' employability, increase the number of employed participants and encourage an increase in savings through an escrow savings program.

8. Affordable Dream Home Ownership Program (ADHOP)

The Affordable Dream Home Ownership Program is not required by Housing and Urban Development (HUD). It is a home ownership program implemented and administered by the Iowa City Housing Authority offering an opportunity for income eligible families to purchase newly constructed owner homes.

9. Tenant To Ownership Program (TOP)

The Tenant To Ownership Program is funded by Housing and Urban Development (HUD). The Tenant To Ownership Program offers an opportunity for low to very low income families to purchase a single family house owned by the ICHA.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

- ☒ Apply for additional rental vouchers : *see below **
- ☒ Reduce public housing vacancies: *see below **
- ☐ Acquire or build units or developments
- ☐ Other (list below)

***QUANTIFIABLE MEASURES OF SUCCESS**

The ICHA continues to reach its goal to expand the supply of assisted housing as shown:

- 1) *Applied and received 100 mainstream vouchers for people with disabilities.*
- 2) *Employed and continues to employ effective maintenance and management policies to minimize the number of public housing units off -line. PHAS scores for FY2001 assessed public housing's management operations at 30 out of a maximum score of 30. The physical condition of the public housing's properties were assessed as a score of 26 out of a maximum score of 30.*

(Supporting documents available for review at the ICHA office include the Annual Plan and PHAS Score Report for FY2001 .)

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☒ Improve public housing management: (PHAS score) *see below **
- ☒ Improve voucher management: (SEMAP score) *see below **
- ☒ Increase customer satisfaction: *see below **
- ☒ Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections) *see below **
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

***QUANTIFIABLE MEASURES OF SUCCESS**

The ICHA continues to meet its goal of improving the quality of assisted living as shown:

- 1) *Under PHAS assessment for FY2001, the ICHA received a total score of 86 out of 100. HUD evaluated the ICHA public housing management operations and assessed*

ascoreof30pointsoutamaximumscoreof30.HUDissuedanoticewhichstated
 “theManagementOperationsindicatorunderPHASwillcontinuetobetheofficial
 assessmentforpublichousingagencieswithfiscalyearsendingJune30,2000
 throughJune30,2001.”Therefore,givingPublicHousing100%HighPerformer
 status.

2) UnderSEMAP,theICHAreceivedahighoverallperformanceratingforFYending
 6/30/01.Also,overalloccupancywasat97%andtotalBudgetAuthorityexpenditures
 wasat100%

3)

(SupportingdocumentsavailableforreviewattheICHAofficeincludePHASScore
 ReportandSEMAPAssessmentProfile.)

☒ PHAGoal:Increaseassistedhousingchoices

Objectives:

- ☐ Providevoucher mobilitycounseling:
- ☒ Conductoutreacheffortstopotentialvoucherlandlords: *seebelow **
- ☒ Increasevoucherpaymentstandards: *seebelow **
- ☒ Implementvoucherhomeownershipprogram : *seebelow **
- ☐ Implementpublichousingorotherhomeownershipprograms:
- ☐ Implementpublichousing site -basedwaitinglist s:
- ☐ Convertpublichousingtovouchers:
- ☐ Other:(listbelow)

***QUANTIFIABLEMEASURESOFSUCCESS**

TheICHAcontinuestoincreaseassistedhousingchoicesbyofferingthefollowing:

- 1) Marketingtolandlords,educatingtothemoftthenatureoftheprogram,providingto
 themfreeadvertisingbymaintainingarentallistingoftheirvacantunits.
- 2) Providingpaymentstandards thatwillenablefamiliestorentthroughoutthe
 jurisdiction.TheICHA'spaymentstandardsareat110%of FairMarketRent.
- 3) PlanningtoimplementaSection8HomeownershipprogramFY2002.
- 4) Sendingamonthlynewslettertolandlordsinformingthemofpolicychangesand
 regulationupdates.Also,correspondenceregardingchangesandupdatesissentto
 CityCouncilmembers,serviceprovidersandotherinterestedparties.

(SupportingdocumentsavailableforreviewattheICHAofficeincludetheSection8
 AdministrativePlan,AdmissionsandContinuedOccupancyPolicyandtheAnnualPlan.)

☒ PHAGoal:Provideanimprovedlivingenvironment

Objectives:

- ☐ Implementmeasures todeconcentratepovertybybringinghigherincome
 publichousinghouseholdsin tolowerincomedevelopments:

- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designated developments or buildings for particular resident groups (elderly, persons with disabilities): *see below **
- ☒ Other: (list below) Offer homeownership programs: *see below **

****QUANTIFIABLE MEASURES OF SUCCESS***

The ICHA continues to meet its goal of improving the quality of life and economic vitality in the community by providing the following:

- 1) Improving security performing criminal record checks on applicants, reviewing daily police log for criminal activity and changing the locks when a tenant vacates a unit.*
- 2) Targeting public housing property(located on Muscatine Ave) to individuals who are elderly and/or disabled.*
- 3) Offering the Tenant Ownership Program (TOP) through which 9 homes have been sold since May 1998,*
- 4) Offering the Affordable Dream Home Ownership Program (ADHOP) where 5 homes have been sold since May 1999,*
- 5) Building homes, through the ADHOP program, to meet special needs of residents and the community (i.e. last year the ICHA constructed a "green" home built from recycled materials and currently the ICHA is constructing a "universal design" home built to meet the needs of the physically disabled).*
- 6) Continuing to leverage private or other public funds to create additional housing opportunities.*
- 7) Continuing to work with others to provide handicap accessible units.*

(Supporting documents outlining guidelines and the nature of these programs can be obtained from the ICHA office.)

HUD Strategic Goal: Promote self -sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self -sufficiency and asset development of assisted households

The ICHA promotes self -sufficiency and asset development of families and individuals through the Family Self Sufficiency Program (FSS Program).

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families *see below* *
- ☒ Provide or attract supportive services to improve assistance recipients' employability: *see below* *
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. *see below* *
- ☒ Other: (list below)

*Encourage increased savings for families through FSS escrows savings program: see below **

***QUANTIFIABLE MEASURES OF SUCCESS**

The ICHA continues to promote self-sufficiency and asset development as shown:

- 1) Applies for grants and additional funding. Applied for and received Family Self-sufficiency Coordinator Grant in the amount of \$53,815 for FY2002. Applied for and received ROSS grant which included funds of \$150,000 over a 3 year period to be used for vocational services and reducing employment barriers. Applied for and received a grant from the Iowa Finance Authority for a free computer which will be given to a program participant.*
- 2) Provides an escrows savings program. As of January 2002, the average account balance was \$1500. The average monthly deposit was \$203.53 and the total amount in escrow accounts was \$109,464.72% of families enrolled in the FSS Program have an escrow balance.*
- 3) Consistently exceed the number of clients mandated in the FSS program. The number of clients mandated is 83. Currently (2/25/02), 125 clients are enrolled and 34 clients have graduated from the program.*
- 4) Completes grant activities by outreaching/educating other service providers and business groups and collaborating with them to offer services to program participants. Examples are: 1) The "Wheel to Work" Program where 2 ROSS participants have received donated cars; 2) Vocational Services where 35 participants have been successfully placed in jobs. Of the successful placements, 71% have retained employment (grant goal is 65% - 75%) 3) Eliminate obstacles to employment. HUD approved use of funds up to \$15,000 to eliminate such obstacles. Funds have been used to purchase bus passes, cover day carer registration and expenses, purchase interview clothes and haircuts and cover the cost of car repairs (a working relationship has been established with a mechanic to provide car repairs at a reduced cost); 4) Offering free computer classes and giving away computers (that have been donated or provided by a grant) through drawing to program participants who have successfully completed the program. So far, 2 computers have been given away, two more computers have been donated by the Iowa State Extension Office and the ICHA applied for and received a grant from the Iowa Finance Authority for an additional free computer.*

(Supporting documents are available for review at the ICHA office. They include the Annual Plan and FSSP Program Reports, Summaries and Statistics.)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

It is the policy of the Iowa City Housing Authority (ICHA) to comply fully with all federal, state, and local nondiscrimination laws, the Americans with Disabilities Act and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity by meeting the following objectives.

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: *see below **
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: *see below **
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *see below **
- ☐ Other: (list below)

***QUANTIFIABLE MEASURES OF SUCCESS**

The ICHA continues to meet its goal of ensuring opportunity in housing for all Americans by providing the following services:

- 1) Providing to applicants/tenants federal/state/local information regarding discrimination and recourse available if they believe they may be victims of discrimination. Information and discrimination complaint forms will be made available at the ICHA office. The ICHA continues to work with the City of Iowa City's Human Rights Department.*
- 2) Providing reasonable accommodations to individuals with disabilities,*
- 3) Providing accommodations for people who are not proficient in the English language. The ICHA has access to the City of Iowa City's subscription to a telephone interpreters service that provides interpretation in over 140 languages. At any time, a non-English speaking client/family may request use of this service.*

- 4) *Publicizing the availability and nature of the Section 8 Program through newspapers or other suitable means, broadcasting through the media, communicating with other service providers in the community and educating landlords.*

(Supporting documents available for review are the Section 8 Administrative Plan (ICHA office), Admissions and Continued Occupancy Policy (ICHA office) and the City of Iowa City's Consolidated Plan: CITY STEPS 2001 - 2006 (City Clerk's office).)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☐ **StandardPlan**

StreamlinedPlan:

- ☒ **HighPerformingPHA**
☐ **SmallAgency(<250PublicHousingUnits)**
☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

Provideabriefoverviewoftheinformationin theAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

AspermittedbytheFinalRule,PHAsarenotrequiredtoprovideanExecutive Summary(SeenoticePIH99 -51)

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthe space to the left of the name of the attachment.Note:If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration –
Iowa City does not have areas of concentration; therefore, the ICHA does not have an Admission Policy for Deconcentration at this time. See CITY STEPS (Iowa City Consolidation Plan); page 24 -25
- ☒ IA022a01 -FY2001 Capital Fund Program Annual Statement – includes
Federal FY of Grant 7/2001 and Federal FY of Grant 7/2000
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs
that are troubled or at risk of being designated troubled ONLY)
The ICHA is not troubled or at risk of being designated troubled

Optional Attachments:

- ☒ IA022c01 -PHAManagementOrganizationalChart
- ☒ IA022b01 -FY2001 Capital Fund Program 5 Year Action Plan;
Public Housing 5 -Year Capital Improvement Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ IA022d01- CommentsofResidentAdvisoryBoardorBoards(mustbe
attached if not included in PHA Plan text) includes names of Resident Advisory
Board members
- ☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations (<i>available at ICHA's administrative office</i>)	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (<i>available at ICHA's administrative office</i>)	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. (<i>see CITY STEPS 2001 -2006, available City Clerk's office</i>)	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction (<i>see CITY STEPS 2001 -2006, available City Clerk's office</i>)	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program (<i>available City Clerk's office</i>)	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] (<i>pages 7 -11; 14 -17, available at ICHA's administrative office</i>)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan – (<i>pages 12 -21, available at ICHA's administrative office</i>)	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy – (<i>See Admissions and Continued Occupancy Policy, pages 29 -33, available at ICHA's administrative office</i>)	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy – <i>See Admissions and Continued Occupancy Policy, page 31, available at ICHA's administrative office</i>	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan – <i>(pages 41 -46, available at ICHA's administrative office)</i>	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) <i>See Admissions and Continued Occupancy Policy, available at ICHA's administrative office</i>	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy – <i>See Admissions and Continued Occupancy Policy, page 4, available at ICHA's administrative office)</i>	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan – <i>(pages 54 -55 available at ICHA's administrative office)</i> ,	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year <i>(available at ICHA's administrative office and provided as an attachment to the Annual Plan)</i>	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant <i>(Discontinued by HUD)</i>	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PH A option) <i>(available at the ICHA administrative office and provided as attachment to the Annual Plan)</i>	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans (<i>available at ICHA's administrative office</i>)	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan <i>The ICHA is planning to implement a Section 8 Homeownership program in 2002</i>	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<i>Revision in progress</i>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROS) or other resident services grant program reports (<i>available at ICHA's administrative office</i>)	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings (<i>available at ICHA's administrative office</i>)	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	3742	5	5	1	1	5	1
Income > 30% but ≤ 50% of AMI	2725	4	4	1	1	4	1
Income > 50% but < 80% of AMI	2611	2	2	1	1	1	1
Elderly	596	3	5	1	1	3	1
Families with Disabilities	Combined with elderly	5	5	1	1	3	1
Caucasian	57.4%	N/A	N/A	N/A	N/A	N/A	N/A
Black	15.8%	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	3.4%	N/A	N/A	N/A	N/A	N/A	N/A
Asian	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Native American	0.3%	N/A	N/A	N/A	N/A	N/A	N/A
Unknown or other	22.6%	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2001-2006
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: 1990 US Census & 1996 Special Census for the City of Iowa City
- ☐ American Housing Survey data
Indicate year:
- ☒ Other housing market study
Indicate year: Maxfield Research 1998 Housing Market Analysis
- ☒ Other sources: (list and indicate year of information)

Race/Ethnicity percentages were based on the number of adult individuals sheltered in Iowa City's emergency shelters. 65% or more of these individuals are from places other than Johnson County. This information came from the Iowa City Consolidated Plan (CITYSTEPS).

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List 2/6/02 <i>(Note: Due to rounding, the total may exceed 100% in some cases)</i>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Combined Section 8 and Public Housing (includes all Public Housing applicants and active Section 8 participants who have chosen to remain on the waiting list for public housing) <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	907		
Extremely low income <= 30% AMI	787	87.0%	
Very low income (>30% but <= 50% AMI)	Unavailable		
Low income (>50% but < 80% AMI)	None		
Families with children	553	61.0%	
Elderly families	39	4.0%	
Families with Disabilities	Combined with elderly		
White	507	61.0%	
Black	333	37.0%	
American Indian/Alaskan	14	2.0%	
Asian/Pacific	1	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	360	40.0%	
2BR	307	34.0%	
3BR	188	21.0%	
4BR	40	4.0%	

Housing Needsof FamiliesontheWaitingList 2/6/02 <i>(Note:Duetorounding,thetotalmayexceed100%insomecases)</i>			
5BR	0	0	
5+BR	11	1.0%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoreopenhelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needsof FamiliesontheWaitingList 2/6/02 <i>(Note:Duetorounding,thetotalmayexceed100%insomecases)</i>			
Waitinglisttype:(selectone) <input type="checkbox"/> Section8tenant-basedassistance <input type="checkbox"/> PublicHousing <input checked="" type="checkbox"/> CombinedSection8andPublicHousing(includesallSection8applicantsand activepublichousingtenantswhohaveappliedtotheSection8program) <input type="checkbox"/> PublicHousingSite-Basedorsub-jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	511		
Extremelylow income<=30%AMI	441	86.0%	
Verylowincome (>30%but<=50% AMI)	Unavailable	Unavailable	
Lowincome (>50%but<80% AMI)	None	None	
Familieswith children	294	58.0%	
Elderlyfamilies	22	4.0%	
Familieswith Disabilities	Combinedwith elderly		
White	295	58.0%	
Black	185	36.0%	
American Indian/Alaskan	7	1%	
Asian/Pacific	0	0	

Housing Needsof FamiliesontheWaitingList 2/6/02 <i>(Note:Duetorounding,thetotalmayexceed100%insomecases)</i>			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	222	43.0%	
2BR	154	30.0%	
3BR	111	22.0%	
4BR	19	4%	
5BR	0	0	
5+BR	5	1%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR**, andtheAgency'sreasonsfor choosingthisstrategy.

TheICHAintendstocontinueitsprograms,pursueexpansionoftheamountofrental assistanceavailable,addresssthe needforimprovedcommunicationandeducation between tenantsandlandlords,facilitateandenhancethedevelopmentofself sufficiency programs,assistfamiliesinpurchasingtheirownhomes,encourage residentstomaintaininvolvementandparticipateintheAnnualPlandevelopmental processtoensurecoordinationwithbroadercommunitystrategies.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- ☒ Employeffectivemaintenanceandmanagementpolicies tominimize the numberofpublichousingunitsoff -line
- ☒ Reduceturnovertimeforvacatedpublichousingunits
- ☒ Reducetimetorenovatepublichousingunits

- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing (*Peninsula Project with the Greater Iowa City Housing Fellowship and Mercy Hospital;*)
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance. (*ADHOP*)
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below) *Employ admissions preferences aimed at families involuntarily displaced or living in life threatening housing .*

Need: Specific Family Types: Families at or below 50% of median

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- ☐ Employadmissionspreferencesaimedatfamilieswhoareworking
- ☒ Adoptrentpoliciesupportandencouragework –willnotin creaserentif
increaseinincomeislessthan\$100.00amonth.
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- ☐ Seekdesigna tionofpublichousingfortheelderly
- ☒ Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome
available
- ☒ Other:(listbelow)
*FY99,appliedandreceived100mainstreamvouchersforpeoplewithdisa bilities.
Thisincludeselderly.Continuestobefunded.*

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- ☐ Seekdesignationofpubl ichousingforfamilieswithdisabilities
- ☒ Carryoutthemodificationsneededinpublichousingbasedonthesection504
NeedsAssessmentforPublicHousing
- ☒ Applyforspecial -purposevoucherstargetedtofamilieswithdi sabilities,
shouldtheybecomeavailable
- ☒ Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith
disabilities
- ☒ Other:(listbelow)
*FY99,Appliedandreceived100mainstreamvouchersforpeoplewithdis abilities
(includingelderly).Continuestobefunded.*

**Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing
needs**

**Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand
ethnicitieswithdisproportionate needs:**

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate
housingneeds
- ☐ Other:(listbelow)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty/ minority concentrations
- ☒ Other: (list below)
Educate tenants and owners on fair housing rights through the Administrative Plan, Briefing Sessions and information packets.
Also, the ICHA works extensively with the City of Iowa City's Human Rights Department to ensure fair housing rights.

Other Housing Needs & Strategies: (list needs and strategies below)

The ICHA recognizes the need for improved communication and education between tenants and landlords/owners. The ICHA has embarked on a public relations and education campaign by distributing newsletters, attending landlord association meetings and working one on one with tenants. The ICHA is also in the process of establishing a tenant training program to educate tenants.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	64,130	
b) Public Housing Capital Fund (CAP) FY 00 Balance as of 12/31/01	178,514	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance (FY 02 Budget)	5,119,584 (\$5,081,304 – Annual Contributions Contract) (\$53,815 – Family Self-Sufficiency Coordinator)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self - Sufficiency Grants (ROSS) (remaining for years 2 & 3 out of 3)	100,000	
h) Community Development Block Grant	None	None
i) HOME - TBRA	None	Tenant Based Rental Assistance
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>Capital Fund CA P (FFY01)</i>	216,787	
3. Public Housing Dwelling Rental Income (FY02) Budget Projected	319,848	Public Housing Operations
4. Other income (list below)		
<i>TOP & ADHOPS Sales Asof 12/31/01</i>	317,517.56	Continuetodevelop affordablehousing
<i>Sale of Property (Broadway) Asof 12/31/01</i>	565,895	Continuetodevelop affordablehousing
4. Non -federal sources (list below)		
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903 .79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (30-60 days)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *The Iowa City Housing Authority may request records. The ICHA is checking the Iowa website of registered sex offenders (www.iowasexoffender.com)*

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source) *The Iowa City Housing Authority may request a check through the FBI's NCIC.*

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☒ Other (describe)

Date and time applications are received, giving a local preference to individuals and families displaced or in life-threatening housing. Also, based on the size (# of bedrooms) of the unit when it becomes available. (See Iowa City Housing Authority's Admissions and Continued Occupancy Policy, page 14)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development/site management office
- ☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

NOT APPLICABLE - The Iowa City Housing Authority does not plan to operate site-based waiting list in the coming year.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - ☒ One
 - ☐ Two
 - ☐ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
Currently the PHA exceeds the 40% requirement and if it becomes necessary, the PHA will target persons 30% or below.

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Local Preference (as defined below) (see also the ICHA's Admissions and Continued Occupancy Policy, page 14)

The Iowa City Housing authority will select families based on the following preference;

Displaced: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of disaster declared or otherwise formally recognized pursuant to federal disaster relief laws.

Life Threatening Housing: Individuals or families living in a privately operated homeless shelter designed to provide temporary living accommodations, or a person living on the street, in a car, tent, or other structure not suitable for habitation as can be documented by the Emergency Housing Project (EHP) in Iowa City. Or; Individuals or families living in a privately operated domestic violence shelter designed to provide temporary living accommodations or a person who is a victim of domestic violence who can identify housing as a primary barrier to safety as can be documented by the Domestic Violence Intervention Program in Iowa City.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

1 Local Preference

**Based on the above preferences, all families involuntarily displaced will be offered housing before families in life threatening housing. All families in life threatening*

housing will be offered housing before all other applicants. The date and time of application will be noted and utilized to determine the sequence within the above prescribed preferences.

***Accessible units will be first offered to families whom may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above. (as stated in the ICHA's Admissions and Continued Occupancy Policy, page 14)*

4. Relationship of preference to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)

Statement of Family Responsibility for Public Housing

Addendum to Lease (Public Housing Tenant Responsibilities)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) development(s) to determine concentration of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain high-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8
assistance program (vouchers, and until completely merged into the voucher program,
certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug -related activity only to the extent required by law or regulation
- ☒ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *The Iowa City Housing Authority may request records from State law enforcement agencies. The ICHA is checking the state website of registered sex offenders (www.iowasexoffender.com).*

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source) *The Iowa City Housing Authority may request a check through the FBI's NCIC*

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity
- ☒ Other (describe below)

Upon request, the Housing Authority will also supply the following factual information if known: drug related or violent criminal activity, landlord evictions, lease violations, termination of housing assistance and the client's current address, name and previous landlord contact. (see ICHA's Section 8 Administrative Plan, p.9)

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☐ None
- ☒ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other (list below)

(3)SearchTime

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit? *The ICHA follows the new standard 120 -day period changed by HUD and may approve one 60 -day extension*

If yes, state circumstances below:

Medical or extenuating circumstances may warrant a 60 -day extension beyond the 120-day period.

(4)Admission sPreferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5)Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contributes to meeting income goals (broad range of incomes)
- ☐ Household that contributes to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Local Preference

The Iowa City Housing authority will select families based on the following local preference:

Displaced: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of disaster declared or otherwise formally recognized pursuant to federal disaster relief laws.

Life Threatening Housing: Individuals or families living in a privately operated homeless shelter designed to provide temporary living accommodations, or a person living on the street, in a car, tent, or other structure not suitable for habitation as can be documented by the Emergency Housing Project (EHP) in Iowa City. Or; Individuals or families living in a privately operated domestic violence shelter designed to provide temporary living accommodations or a person who is a victim of domestic violence who can identify housing as a primary barrier to safety as can be documented by the Domestic Violence Intervention Program in Iowa City. (see also the ICHA's Section 8 Administrative Plan, page 21 - 22)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time*

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)*
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Household that contributes to meeting income goals (broad range of income s)
☐ Household that contributes to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

1 *Local Preference*

**The date and time of application will be utilized to determine the admission sequence for all applicants including special admission within the above -prescribed preferences.
(as stated in the ICHA's Section 8 Administrative Plan, page 21 -22)*

4. Among applicants on the waiting list with the equal preference status, how are applicants selected?

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements.

If it becomes necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low -income as defined by HUD, the Iowa City Housing Authority retains the right to skip higher income families on the waiting list to reach extremely low -income families. This measure will only be taken if it appears the goal will not otherwise be met.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☒ Other (list below)

Family Unification Program

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☒ Through published notices
- ☒ Other (list below)

Department of Human Services (i.e. Family Unification Program)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ☒ ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetoquestionb.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

If the family request a hardship exemption, the ICHA will suspend the minimum rent for the household beginning the month following the request. The suspension will continue until the ICHA can determine whether hardship exists and whether the hardship is of temporary or long-term nature (see Section 8 Administration Plan, page 43).

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

With the Flat Rent option (see ICHA's Admissions and Continued Occupancy Policy, p. 31), it is possible to pay less than 30%.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☒ For increases in earned income – *if less than \$100.00 a month*
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage / and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non -reimbursed medical expenses of non -disabled or non -elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☒ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high -rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☒ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☒ The "rental value" of the unit
- ☐ Other (list below)

f. Rent determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☒ Other (list below)
Anytime the family experiences an income decrease
Anytime family composition changes

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

Market Survey information on rents for comparable units in the area

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0

- ☐ \$1-\$25
☒ \$26-\$50

- b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
(See ICHA's Section 8 Administrative Plan, pp. 43 -44)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	98	21% for Public Housing
Section 8 Vouchers	1307 (1/16/02)	24% for Section 8 Vouchers
Section 8 Certificates	0	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	100 (Disabled) 100 (FUP)	
Public Housing Drug Elimination Program (PHDEP)	N/A	

Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants stop public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant - Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) 5-Year Capital Improvement Plan -or-
- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) 5-Year Capital Improvement Plan

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

NOT APPLICABLE – The Iowa City Housing Authority does not administer HOPEVI and/or Public Housing Development and Replacement Activities not described in the Capital Fund Program Annual Statement.

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (**If "No", skip to component 9**; if "yes", complete one activity description for each development.)

2. Activity Description –

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? **(If “No”, skip to component 10.** If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description –
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (**If "No", skip to component 11;** if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description –
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

NOT APPLICABLE – ICHA does not have

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

NOT APPLICABLE – ICHA does not have

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved

HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership program under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description –

NOT APPLICABLE because the ICHA is a high performing PHA. However, the ICHA does have a 5(h) Plan available.

☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Tenant Ownership Program (TOP) 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (09/10/93)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs may skip to component 12.**)

3. Program Description: Has not been developed at this time

4. HUD Regulations issued. ICHA development in 2002.

a. Size of Program -

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA - established eligibility criteria -

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

However, the ICHA has been working on a plan and continues to do so.

If yes, what was the date that agreement was signed?

DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programsto eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programsto enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

ProgramName&Description (includinglocation,ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)
ROSS ResidentOpportunity&Self - sufficiencyProgram PartnershipbetweentheICHA andGoodwillIndustriesof SoutheastIowausinggrantfunds topromotepersonalresponsibility andself -sufficiencybyproviding jobseekingplacementand trainingservices,case management,childcareand transportationsupportservices.	130 (over3 - year period) (62 referrals inthe first year)	PublicHousing 67% Section8 33%	PHAmainoffice, GoodwillIndustriesof SoutheastIowa	Both
PEP PersonalEconomicPlanning 6-sessionseminarproviding informationoneconomicliteracy, goalsettingandstepstopanning future.	10	OpentoallFSS clients	PHAmainoffice, SchoolSocialWork, DomesticViolence InterventionProgram (DVIP)	Both
MicroEnterpriseWorkshops Providesinformationonsocial andeconomicdevelopmentfor thosetenantsinterestedinutilizing theirpart -timetalentstocreate somethingtheycanown.	5	Opentoall tenants	PHAmainoffice, InstituteofSocial& Economic Development(ISED)	Both
ComputerClasses	15	OpentoallFSS Clients&ROSS	PHAmainoffice, KirkwoodCommunity College	
OtherProgramCoordinating Committee(PCC)projects: SelfDefenseClasses toenhance selfesteem Securingdonatedclothingforjob interviews Resumewritingandmock interviewworkshops Disseminationofinformationfor advocacypurposeswitha brochuretoexplaintheFSS programandtheroleofthePCC. CarRepairs BusVouchers Haircuts ChildCare	5 35 3 7 2 1	OpentoallFSS clients	PHAmainoffice, ProgramCoordinating Committee(PCC)	Both

--	--	--	--	--

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate) (numbers shown reflect estimated FY 2002 estimate)	Actual Number of Participants (As of: 02/25/02)
Public Housing	24	41
Section 8	25	84

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

The ICHA is exceeding the minimum program size.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S.

Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☒ Other: (list below)

The ICHA has already met with DHS to revamp reporting mechanisms used to share information with the other and to educate staff on these new procedures.

Existing grant of 100 vouchers to be used for families who have children in danger of being displaced or are in life threatening housing.

Families will not receive a reduction in rent when their welfare assistance is reduced because of fraud.

C. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

(Reserved) This requirement has been suspended indefinitely by HUD. If reinstated, the Iowa City Housing Authority will develop guidelines for its implementation based on instruction from HUD.

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

As a high performing PHA not participating in PHDEP, the ICHA is exempt from Component 13.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and /or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports

- ☐ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specific requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

The Iowa City Housing Authority has established a Pet Policy. The policy is defined in the Iowa City Housing Authority's Admission and Continued Occupancy Policy (pp 41-44)

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☐ Yes ☒ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as a result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ____
5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17.PHA Asset Management

As a high performing PHA, the ICHA is not required to complete this component.
Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached as Attachment (Filename)
- ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *Iowa City (CITY STEPS 2001 - 2006)*

-

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyint hedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith the initiativescontainedintheConsolidatedPlan.(listbelow)

☐ Other:(listbelow)

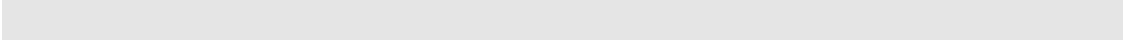
4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

Thegoaloftheconsolidatedplan,CITYSTEPS2001 -2006,istoencourageand supportfamiliesandindividualsinachievingtheirhighestdegreeofself sufficiencyby identifyingtheneedsoflow- incomepersonsanddevelopingstrategiestomeetthese needs.(seeCITYSTEPS2001 -2006)

D.OtherInformationRequiredbyHUD

Use this section to provide any additional information requested by HUD.

Attachments



PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII: ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-widephysicalormanagementimprovements
plannedinthenext5PHA fiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -Yearcycle,becausethis
informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Totalestimatedcostovernext5years				

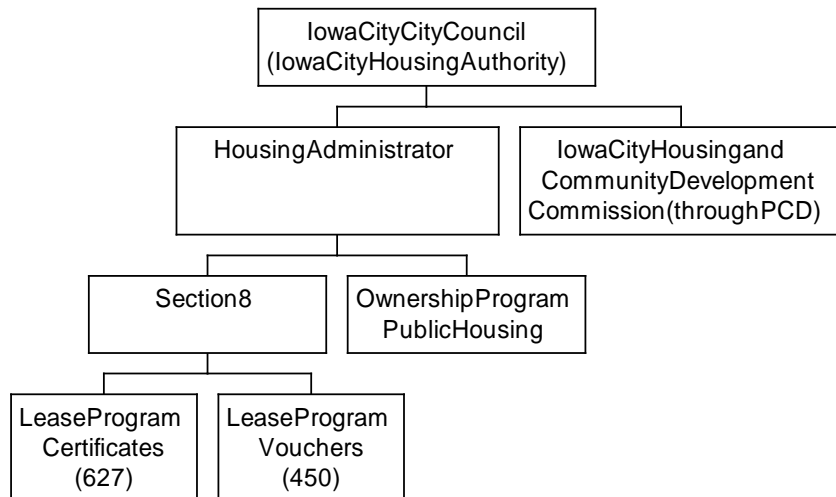
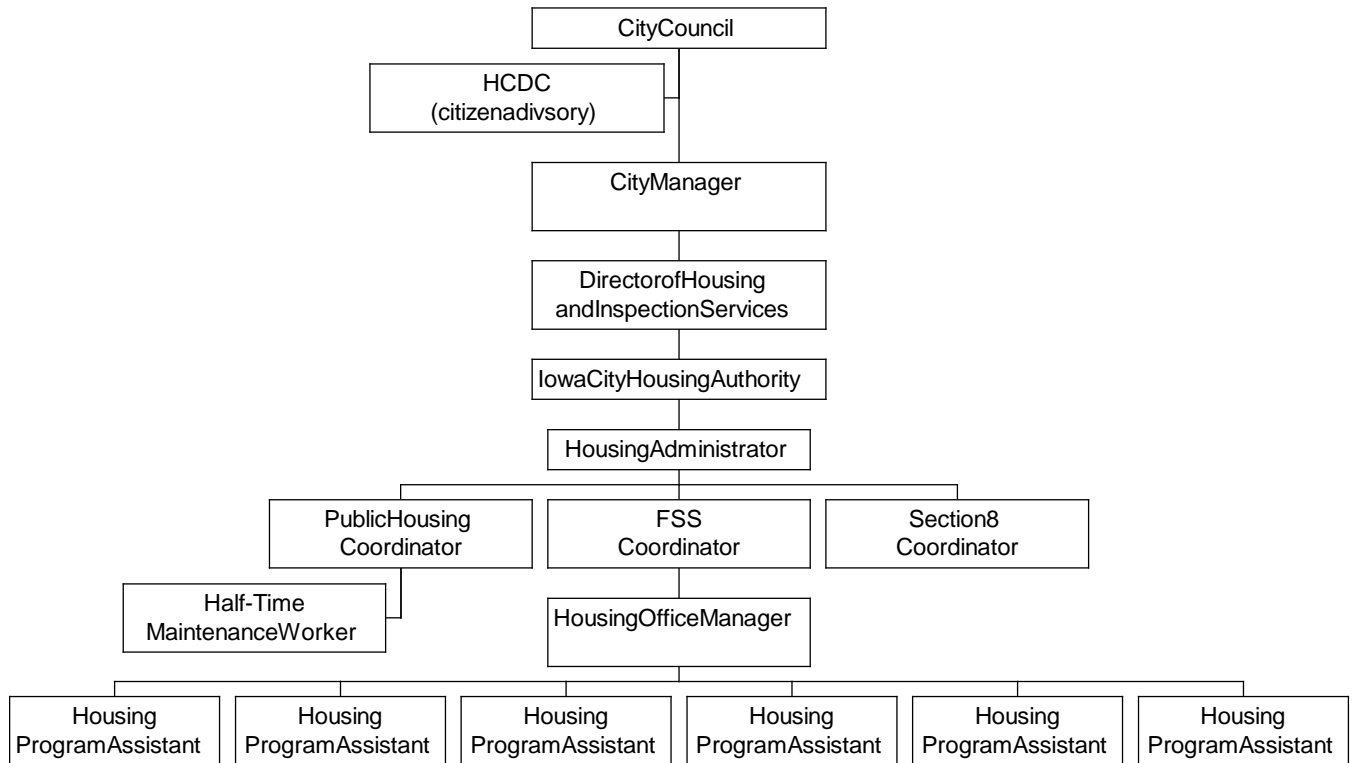
OptionalPublicHousingAssetManagementTable

SeeTechnicalGuidanceforinstructionsontheuseofthistable,includinginformationtobeprovided.

PublicHousingAssetManagement								
Development Identification		ActivityDescription						
Name, Number, and Location	Numberand Typeofunits	CapitalFundProgram PartsIIandIII Component7a	Development Activities Component7b	Demolition/ disposition Component8	Designated housing Component9	Conversion Component10	Home- ownership Component 11a	Other (describe) Component 17

Organizational Chart

Iowa City Housing Authority



PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

LastUpdated:4/16/2002

KEYislocatedonlastpage.

WORKYEAR

ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
15 AmberLane	ReplaceReplaceStove ReplaceReReplacefrig.erat InteriorRemodel ReplaceCarpet/Lino ReplaceWaterHeater	414 493 10,935 3,278 405								
244 Amhurst	ReplaceDeck Landscaping	1,215 360	CleanReplaceFurnace/regi ReplaceKit.Cabinets PaintInterior ReplaceLino ReplaceCarpet	365.00 5000.00 950 1000 2500.00						
2120 ArizonaAve.	WaterproofBasement ReplaceDoor ReplaceBasemntReplaceC	2,650 233 917	AMS PaintInterior ReplaceCarpet	620.08 1310.55 978.36			Landscaping ReplaceKit.Cabinets	2500 5000.00	ReplaceStove Replacefrig.	550 500
2418 AsterAve.			AddStormdoors	570.00					ReplaceCarpet ReplaceLino	1500 1000
2434 AsterAve.			AddStormdoors	570.00					ReplaceCarpet ReplaceLino	1500 1000
2457 AsterAve.			AddStormdoors	570.00			PaintInterior	650	ReplaceCarpet ReplaceLino	1500 1000
2511 AsterAve.	PaintInterior	1014	AddStormdoors PaintInterior ReplaceLino-entry	570.00 612.96 262.84					ReplaceCarpet ReplaceLino	1500 1000
2543 AsterAve.			AddStormdoors	570.00					ReplaceCarpet ReplaceLino	1500 1000

PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

LastUpdated:4/16/2002

ADDRESS

ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
617 BrooksideDr.					PaintInterior Landscaping	700 2000	ReplaceStove Replacefridge. ReplaceLino Replacekit.Cabinets	550 500 1000 5000.00		
1905 CaliforniaAve			ReplaceCarpet&ReplacLi PaintInterior	2511.06 1059.23						
1528 CrosbyLane	ReplaceCarpet PaintInterior	762 1108	Finish2ndbath&other plumbingupgrades. Removeconcretewall &constructnewwall to code. Removedeadtreelimbs	10000.00 150.00			Replacekit.Cabinets	5000.00	ReplaceStove	550
328 DouglassCt	Landscaping ReplaceAirConditioner	138 784					ReplaceCarpet Landscaping Kitchen cabinets ReplaceLino PaintInterior	950.00 2500 5000.00 800.00 650.00		
320 DouglassSt.	ReplaceKit.Cabs./vanity	4285	Remodel ReplaceCarpet/Lino Appliancerepair Removevolunteertrees ReplaceWaterHeater	5745.00 2400.00 82.97 500.00 500.00					PaintInterior	650
1508 DoverStreet							ReplaceCarpet ReplaceLino	2000 1200	Replacefridge. ReplaceStove	500 550
1316 DoverStreet	ReplaceCarpet/ReplaceLin RemodelBasement ReplaceAC Landscaping Replacedoors&misc. ReplaceStove	3,373 8,366 681 2117 1119 428	ReplaceSiding	4000.00						
608 EastmoorDr	Testbackflows	109	PaintInterior AnnualBoilerTest Removetreelimbs/trim	850.00 99.00 540.82	Landscaping Replace/refin.kit.cabs.	2500 5000.00	ReplaceCarpet ReplaceLino	1500 1000	ReplaceStove Replacefridge.	550 500
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost

PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

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1900 FirstAve	REVISlocatedon MainDriveway ReplacePartialDriveway	250 1,782	ReplaceStove Subfloor/ReplaceLino1/2ba PaintInterior AMS Trimbushes	440.00 481.84 901.12 887.81 80.00	AddGarage	15,000			ReplaceCarpet ReplaceLino	2000 500
1220 FirstAve	Replacefridge.	539	Replace/Refin.kit.cab. Removedeadlimbs	5000.00 150.00	ReplaceSiding	7500			ReplaceWaterHeater ReplaceFurnace	450 3000
602 FirstAve	ReplaceAirConditioner PaintInterior RepairPatio	1415 1293 1000	ReplaceStove ReplaceReplacefridg Replace/Refin.kit.cabs.& Countertops/kitsink	550.00 500.00 5000.00					ReplaceCarpet ReplaceLino ReplaceFurnace	1500 1000 3000
1905 GleasonAve	Addegresswindow Int.PaintInterior/tubsurround BathReplaceLino ReplaceWaterHeater/Repla Bathroomfloor	817 1560 328 949 149	UNITSOLDTOTENANT-TOP							
1927 GrantwoodSt	ReplaceTubsurround RepairChimney	664 656	ReplaceCarpet PaintInterior ReplaceStove	2300.00 950.00 500.00						
718 HighlandAve	RepairWaterHeater RepairWindow	158 219	AMS ReplaceWaterHeater ReplaceCarpet	631.64 450 1000	ReplaceStove Replacefridge.	550 500	ReplaceFurnace	3000		
725 HighlandAve	PaintInterior Replacewindows	509 1323			Replace/Refin.kit.cabs. Replaceroof	5000.00 7000	Replacefridge. ReplaceWaterHeater	500 450	ReplaceLino ReplaceFurnace	750 3000
1200 HighlandAve	ReplaceCountertops	917	ReplaceAirConditioner AMS	525.00 463.13	Landscaping	2500				
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
1218 HollywoodBlvd					Replacekit.Cabinets	5000.00	ReplaceCarpet	2000	ReplaceFurnace	

ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
2646 IndigoCourt	PaintInterior	486	AddStormdoors	570.00					ReplaceCarpet	1500
									ReplaceLino	1000

PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

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2655 IndigoCt	PartialPaintInterior	180	AddStormdoors	570.00					ReplaceCarpet ReplaceLino	1500 1000
2661 IndigoCt			AddStormdoors	570.00					ReplaceCarpet ReplaceLino	1500 1000
2667 IndigoCt			AddStormdoors	570.00					ReplaceCarpet ReplaceLino PaintInterior	1500 1000 650
2673 IndigoCt			AddStormdoors	570.00					ReplaceCarpet ReplaceLino	1500 1000
2548 IndigoDr			AddStormdoors ReplaceCarpet ReplaceLino	570.00 1500 1000						
2344 LakesideDr.			PaintInterior	1200.81	ReplaceCarpet ReplaceLino	2000 1500	ReplaceStove Replacefridge. Replaceshingles Replacekit.Cabinets	550 500 6000 5000		
1215 LouiseSt			ReplaceCarpet RemodelKit. ReplaceStove&A/C InstallBathventfan PaintInterior ReplaceWaterHeater	3000.00 5000.00 1000.00 300.00 900.00 500.00	Landscaping	2500				
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
3357 LwrWBranchRd					PaintInterior ReplaceStove Replacefridge.	800 550 500				

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					ReplaceLino	950				
2721A MuscatineAve							ReplaceStove ReplaceLino PaintInterior	550 700 550		
2721B MuscatineAve	PaintInterior	531					ReplaceStove PaintInterior	550 550		
2721C MuscatineAve							ReplaceStove	550	ReplaceWaterHeater	450
2721D MuscatineAve	PaintInterior	300					ReplaceStove	550	ReplaceWaterHeater	450
2727A MuscatineAve							ReplaceStove ReplaceLino	550 700		
2727B MuscatineAve	ReplaceStove ReplaceCarpet	484 1146					ReplaceLino	700		
2727C MuscatineAve	ReplaceCarpet	1182					ReplaceLino ReplaceStove ReplaceWaterHeater	700 550 450		
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
2727D MuscatineAve							ReplaceStove ReplaceWaterHeater	550 450		
MUSCATINEBULDING			ReplaceCarpet-Hall/Stairs	1050.00						

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2311 NevadaAve	PaintInteriorceilings	161	ReplaceSiding ReplaceDoors	7500.00 131.00	Replacekit.Cabinets	5000	ReplaceCarpet ReplaceLino Replacefridge. ReplaceStove ReplaceWaterHeater	1500 1000 500 550 450		
2550 NevadaAve			AddStormdoors	570.00	ReplaceCarpet	2000				
2551 NevadaAve			AddStormdoors	570.00				ReplaceCarpet ReplaceLino	1500 1000	
919 NDodgeSt			ReplaceAirConditioner	550.00	ReplaceStove ReplaceFurnace Landscaping	550 3000 500	PaintInterior	950		
921 NDodgeSt	ReplaceLino ReplaceDoors	1008 688	ReplaceAirConditioner PaintInterior Remove&replacecab.	550.00 950.00 1200.00	Landscaping	500				
145 SWestminsterSt	Basementwaterproofing PaintInterior ReplaceAirConditioner	2900 1000 900	Replacekit.cabs/counters ReplaceCarpeting ReplaceStove Replacefridge.	5000.00 3000.00 550.00 517.00	Landscaping	2500		ReplaceWaterHeater	450	
1034 SanduskyDr	Int.PaintInterior/drywallrepa	1766			ReplaceStove Replacefridge.	550 500				
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
3410 ShamrockDr	Remodelbasement, PaintInterior,replacetub surround&ext.railing ReplaceCarpet Misc.	6,078 3,386 141			Replacekit.cabinets	5000.00			ReplaceWaterHeater	450

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SHAMROCK PI	Replace Backdoor Landscaping Preventative Maint. Tour	25283 18207 125	Center island turf repairs Globe, Ballast, Lamps	14950.00 433.73						
3501 Shamrock PI					Replace Carpet Replace Lino Paint Interior	1150.00 1000.00 650.00				
3503 Shamrock PI	Replace Carpet/Lino	2774								
3505 Shamrock PI			Replace Stove	560.00	Replace Carpet Replace Lino	1150 1000				
3509 Shamrock PI	Paint Interior	803	Replace Stove Replace Lino	560.00 1000.00						
3511 Shamrock PI	Paint Interior	431	Replace Stove Replace Lino	560.00 1000.00						
3517 Shamrock PI			Replace Stove	560.00			Replace Carpet Paint Interior	1150 650		
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
3519 Shamrock PI	Replace backdoor	236	Replace Stove Replace Lino	560.00 1000.00			Paint Interior	650		
3523 Shamrock PI	Replace backdoor	236	Replace Stove	520.00			Replace Carpet	1150		

PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

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							ReplaceLino	1000		
3525 ShamrockPI			ReplaceStove	520.00			ReplaceCarpet ReplaceLino	1150 1000		
3527 ShamrockPI	ReplaceStove	384	ReplaceStove ReplaceCarpet/Lino PaintInterior	455.99 1956.19 687.09			PaintInterior	650		
3534 ShamrockPI			ReplaceStove	560.00			PaintInterior	650		
3536 ShamrockPI	PaintInterior	742	ReplaceStove	560.00						
3538 ShamrockPI	Replacebackdoor	236	ReplaceStove	560.00						
3542 ShamrockPI			ReplaceStove PaintInterior ReplaceAirConditioner	560.00 506.50 616.32						
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
3544 ShamrockPI			ReplaceStove ReplaceLino	560.00 1000.00						
3550 ShamrockPI	Replacebackdoor Replacestormdoor	236 138	ReplaceStove	560.00						

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3552 ShamrockPI			ReplaceStove ReplaceLino PartialPaintInterior	560.00 1000.00 261.80						
3556 ShamrockPI										
3558 ShamrockPI	ReplaceCarpet	1474	ReplaceStove ReplaceCarpet-partial	560.00 361.30						
3560 ShamrockPI			ReplaceStove ReplaceCarpet ReplaceLino PaintInterior	560.00 913.00 1000.00 461.44						
333A SLucasSt	Repairroof/ceiling ReplaceLRCarpet ReplaceStove	1240 477 484	ReplaceAirConditioner Removeovergrowth& replaceshrubs	550.00 573.78	ReplaceLino Landscaping	1000 1500			ReplaceWaterHeater	450
333B SLucasSt	Replacereplacefridg	503	ReplaceAirConditioner Removeovergrowth& replaceshrubs Doors-Nagle	550.00 573.77 270.30	ReplaceLino ReplaceCarpet Landscaping	1000 1500 1500				
ADDRESS	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
801 SouthlawnDr	Replace/moveAC ReplaceCarpet TestBackflows AddheattoBasementBR PaintInterior	2,836 2,050 109 1,478 1,384	AnnualBoilerTest Removedeadlimbs	99.00 200.00	ReplaceWaterHeater Replacekit.Cabinets Landscaping	450 5000 2500			ReplaceStove Replacefridge. ReplaceLino	550 500 1000
2239 UnionRoad	PaintInterior	639	Removelimbonroof	80.00	Replacekit.Cabinets	5000				

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3300 WashingtonSt	Replacefridge.	491			ReplaceStove Landscaping	550 1000				
3302 WashingtonSt	ReplaceWaterHeater	421			ReplaceStove Landscaping	550 1000				
3310 WashingtonSt	ReplaceReplacefridg RepairWindow	491 531			ReplaceStove Landscaping	550 1000				
3312 WashingtonSt	ReplaceReplacefridg	491			ReplaceStove ReplaceCarpet ReplaceLino Landscaping	550 1500 1000 1000				
2531 WayneAve	Repair/ReshingleRoof PaintInterior Venttoroof	8925 1100 500	ReplaceSiding Replacekit.Cabinets	7000.00 5000.00	Landscaping	2500				
WHISPERINGMEADOWS ADDITION	Lawntreatments	8657	Replacewatermain saddles(30@\$500ea.) ReplacementSiding (fordamagedpieces piecesatvariousunits)	15000.00 1000.00	Landscaping-Indigo Landscaping-Aster Landscaping-Whisp	10000.00 10000.00 10000.00				

PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

LastUpdated:4/16/2002

All expenses allocated on last pay

	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
2351 WhisperingMead.			AddStormdoors PaintInterior ReplaceCarpet/Lino	570.00 878.83 3353.58						
2357 WhisperingMead.			AddStormdoors	570.00					PaintInterior	850
2363 WhisperingMead.			AddStormdoors	570.00						
2401 WhisperingMead.			AddStormdoors	570.00					PaintInterior	850
2452 WhisperingMead.			AddStormdoors	570.00						
2611 WhisperingMead.			AddStormdoors	570.00						
2437 WhisperingPrair.			AddStormdoors	570.00						
2507 WhisperingPrair.			AddStormdoors	570.00						

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All items located on last page

	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost
2537 WhisperingPrair.			AddStormdoors	570.00						
2622 WhisperingPrair.	PaintInterior	501	AddStormdoors	570.00						
2630 WhisperingPrair.			AddStormdoors	570.00						
2640 WhisperingPrair.			AddStormdoors	570.00					PaintInterior	850
2650 WhisperingPrair.			AddStormdoors	570.00						
INDIGOCT.ISLAND			Plantings-CenterIsland	500.00						
1417Franklin	ReplaceTubsurround	465	UNITSOLDTOTENANT-TOP							
OPERATIONS	Computersoftware	21593	HAPPYSoftware	1847.50	OfficeImprov.Conting.	2,500				
ADMINISTRATIVE	StaffTraining	198	StaffTraining	802.00						
NONDWELLLLINGEQUIP.	ComputerHardware	47966	Vehicle	16265.00	Computerupgrades	50000.00	Scanninghardware	30,000		
	Furniture	154	DigitalCamera	637.60			&software			
	FireExtinguishers	3022.9	FaxMachine	2999.00						
	2000-2001	Cost	2001-2002	Cost	2002-2003	Cost	2003-2004	Cost	2004-2005	Cost

PUBLICHOUSINGCAPITOLIMPROVEMENTPLAN

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	TOTALS	240981	TOTALS	213310.35	TOTALS	205250	TOTALS	114900	TOTALS	74050
	AMOUNTAWARDED AwardYear	240981 1999	AMOUNTAWARDED AwardYear	213315.00 2000	AMOUNTAWARDED AwardYear	216787 2001	AMOUNTAWARDED AwardYear	2002	AMT.AWARDED AwardYear	2003
	BalanceofAvail.Funds	0	BalanceofAvail.Funds	4.65						

AmountSpent 50155.35

EstimatedProjectCosts 123660.00

AmountObligated 39495.00

KEY:

Clearcellsarecompletedprojects.Fundsareexpended.

Dottedcellsareprojectswherebidshavebeenreceivedandworkisbeingscheduled.Fundshavebeenobligated

Shadedcellsareestimatedcostsofanticipatedprojects.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary				
PIA Name: Iowa City Housing Authority 410 E Washington St Iowa City IA 52240		Grant Type and Number Capital Fund Program Grant No: IA05P00250101 Replacement Housing Factor Grant No:		Federal FY of Grant: 7/2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2001 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Expended
1	Total non-CFP Funds			
2	1406 Operations	64,537		0
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement	33,000		0
10	1460 Dwelling Structures	64,850		0
11	1465.1 Dwelling Equipment—Nonexpendable	6,400		0
12	1470 Nondwelling Structures	50,000		0
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: IOWA CITY HOUSING AUTHORITY 410 E WASHINGTON ST IOWA CITY IA 52240		Grant Type and Number Capital Fund Program Grant No: IA05P02250100 Replacement Housing Factor Grant No:		Federal FY of Grant: 7/2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost	Obligated	Expended	Total Actual Cost
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	213,315	34,801	34,801	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: IOWA CITY HOUSING AUTHORITY 410 E WASHINGTON ST IOWA CITY IA 52240			Grant Type and Number Capital Fund Program Grant No: LA05P02250100 Replacement Housing Factor Grant No.			Federal FY of Grant: 7/2000			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2001 <input type="checkbox"/> Final Performance and Evaluation Report									
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost				
		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds								
2	1406 Operations	33,315		4,847	4,847				
3	1408 Management Improvements								
4	1410 Administration								
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition								
9	1450 Site Improvement	30,000		1,717	1,717				
10	1460 Dwelling Structures	62,000		10,999	10,999				
11	1465.1 Dwelling Equipment Nonexpendable	20,000		973	973				
12	1470 Nondwelling Structures	50,000		0	0				
13	1475 Nondwelling Equipment	18,000		16,265	16,265				
14	1485 Demolition								
15	1490 Replacement Reserve								
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation Costs								
18	1499 Development Activities								
19	1501 Collateralization or Debt Service								

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: IOWA CITY HOUSING AUTHORITY
410 E WASHINGTON ST
IOWA CITY IA 52240

Grant Type and Number
Capital Fund Program Grant No: IA05P02250100
Replacement Housing Factor Grant No:

Federal FY of Grant:
7/2000

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: 12-31-2001 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
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ATTACHMENT ia022d01

IOWA CITY HOUSING AUTHORITY
RESIDENT ADVISORY BOARD 2002
(Members are listed. No comments were received)

Section 8 Participants

Margaret Batie
Monique Batie
Romeila Verdinez
Tracy Voss

Public Housing Participants

Alma Parada
Christine Thorn
Jackie Clemons

Comments Received

Nocommentsreceived.